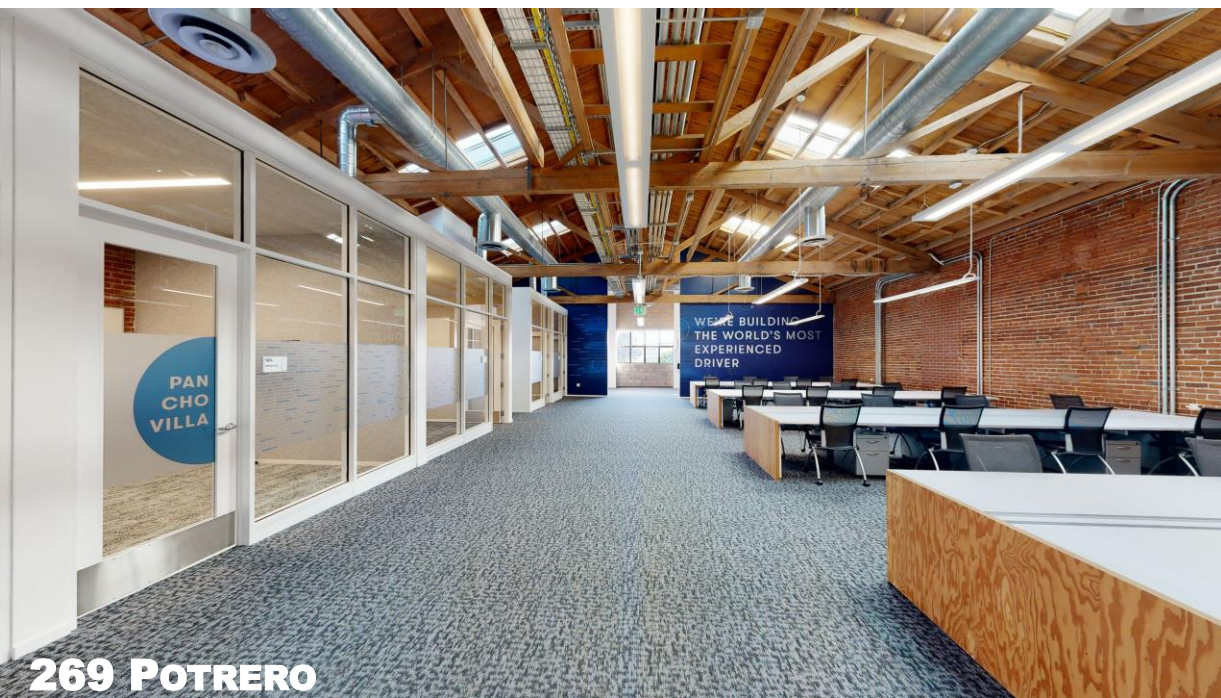
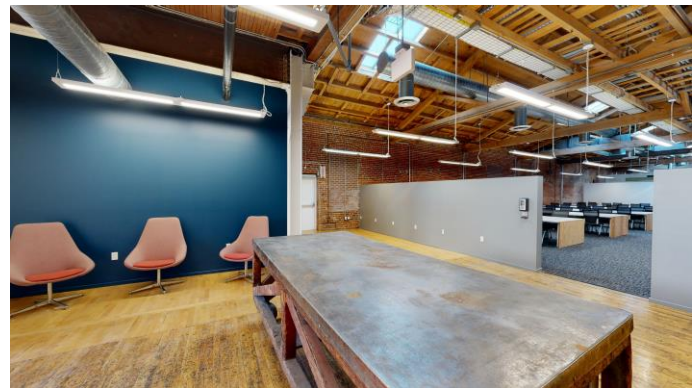
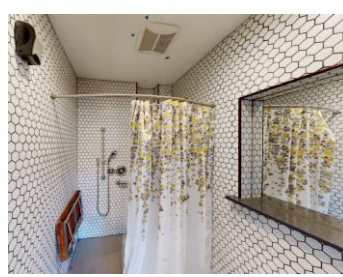


**THE FORDERER CORNICIE WORKS**





**269 POTRERO**



**269 POTRERO**

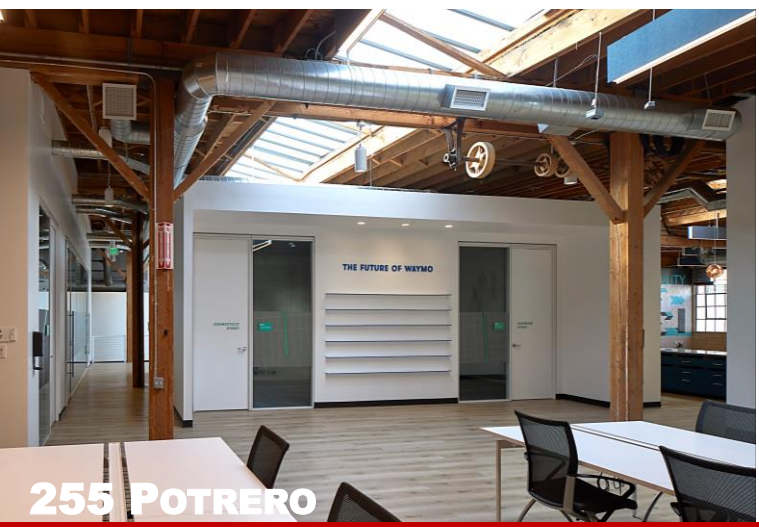




255 POTRERO



255/269 MEZZ



255 POTRERO





## FORDERER CORNICE WORKS

4 BUILDINGS  
CONNECTED WITH  
COMMON CORRIDORS

### PROPERTY OVERVIEW

- ❖ PRIVATE ENTRANCES FOR EACH BUILDING
- ❖ GENEROUS CEILING HEIGHTS
- ❖ PROMINENT BUILDING SIGNAGE
- ❖ POTENTIAL EXCLUSIVE ROOF DECK
- ❖ LARGE SKYLIGHTS AND INDUSTRIAL OPERABLE WINDOWS
- ❖ TENANT CONTROLLED HVAC W/ MERV-13
- ❖ ABUNDANT POWER W/ 3 PHASE 2400 AMPS
- ❖ SEISMICALLY UPGRADED
- ❖ PROPERTY MANAGER ON-SITE
- ❖ GARAGE PARKING + 5 PUBLIC LOTS WITHIN 5 BLOCKS WITH A COMBINED 1000+ SPOTS
- ❖ MUNI AND EXPRESS BUS LANES RUNNING ALONGSIDE THE PROPERTY



**1 PROPERTY**  
**4 BUILDINGS**  
**63,468 RBA**



## ENTIRE SPACE - 22,932 SF

### 269 POTRERO GROUND FLOOR

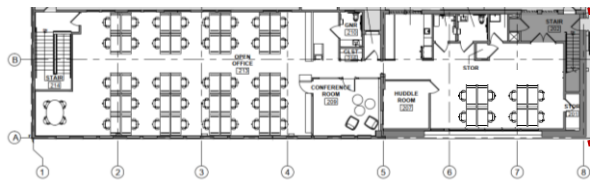
- 10,750 SF - OFFICE SPACE

### 255 POTRERO GROUND FLOOR

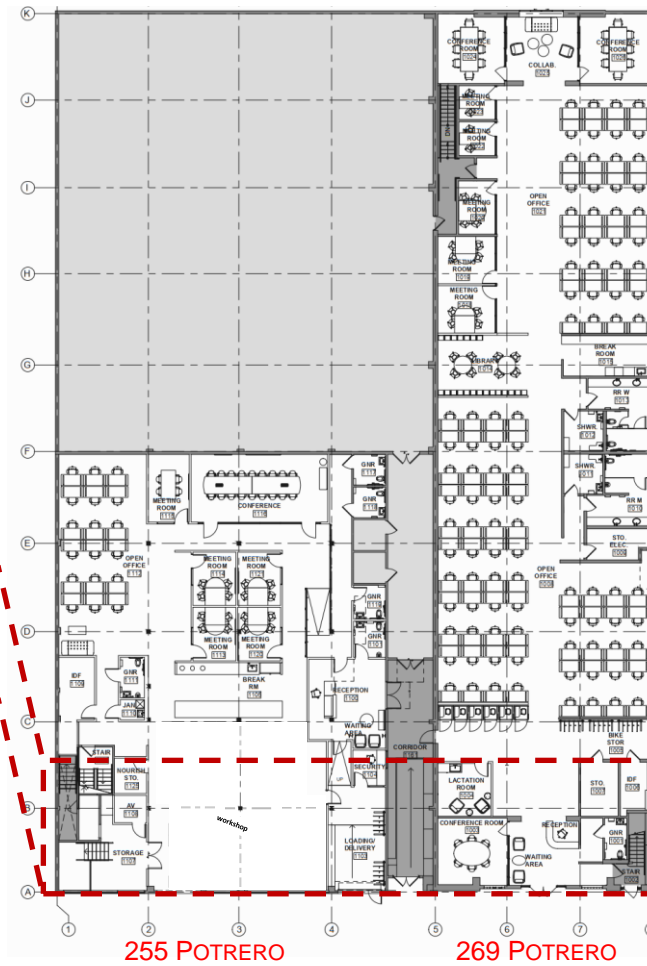
- 8,082 SF - PDR SPACE

### 255/269 POTRERO MEZZANINE

- 4,100 SF - OFFICE SPACE



255/269 MEZZANINE



255 POTRERO

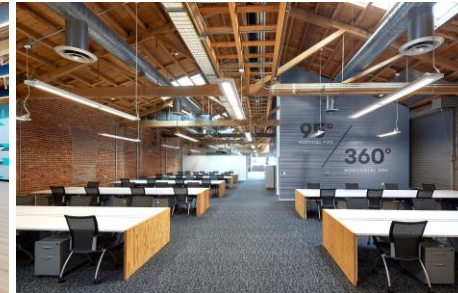
269 POTRERO

## AVAILABILITY OVERVIEW

ENTIRE 255 POTRERO GROUND FLOOR +  
ENTIRE 269 POTRERO GROUND FLOOR +  
ENTIRE 255/269 MEZZANINE

- ❖ 22,932 RSF
- ❖ SPACE CONSISTS OF 11 HUDDLE ROOMS, 4 CONFERENCE ROOMS, BOARDROOM, LACTATION ROOM, 3 KITCHENS, MULTIPLE LOUNGE AREAS, MULTIPLE RESTROOMS, SIGNIFICANT STORAGE, IDF ROOMS, AND OPEN AREA FOR 202 WORKSTATIONS
- ❖ MULTIPLE PRIVATE ENTRANCES
- ❖ HIGH-END FINISHES AND FULLY WIRED
- ❖ AVAILABILITY TO GROW WITHIN THE PROPERTY
- ❖ TRUE BRICK-AND-BEAM CONSTRUCTION WITH HISTORICAL SIGNIFICANCE
- ❖ RENOVATED AND FURNISHED IN 2020 BY GOOGLE BUT NEVER FULLY OCCUPIED
- ❖ SHOWERS AND BIKE STORAGE
- ❖ ZONING IS A MIX OF OFFICE + PDR-1-G
- ❖ 54.5 TONS OF HVAC

CLICK HERE  
3D MODEL

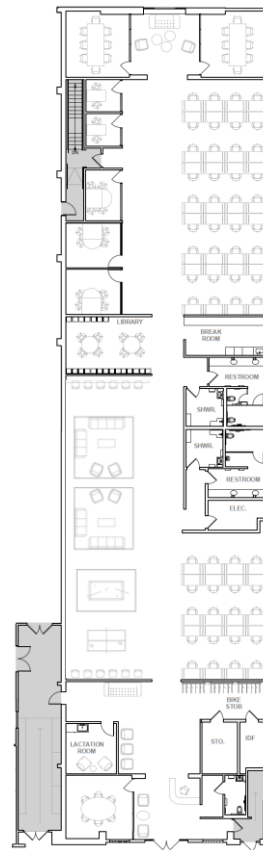


# NEW PLUG AND PLAY AVAILABILITY

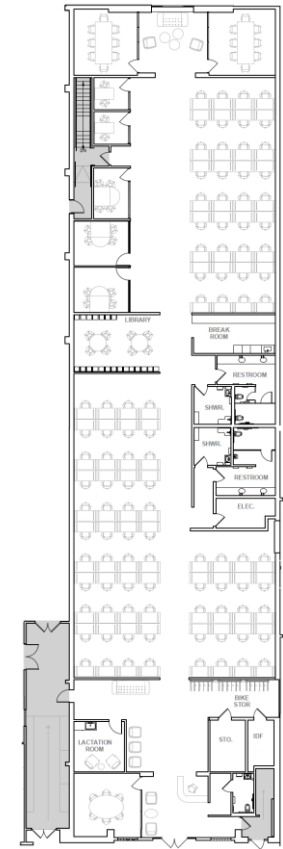


## **269 POTRERO GROUND FLOOR:**

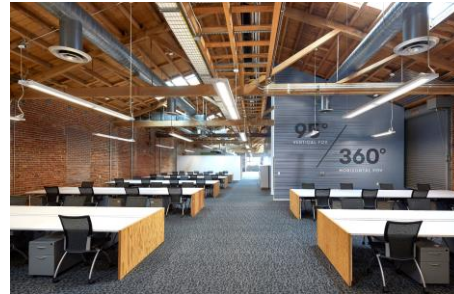
- CURRENTLY BUILT WITH 100 DESKS + 10 CONFERENCE ROOMS
- OR SWAP OUT SOME OF THE EXISTING DESKS FOR MORE SOFT SEATING
- ZONED AS OFFICE SPACE
- INCLUDES SHOWERS, BIKE STORAGE, ETC
- 14 LARGE SKYLIGHTS
- SOUND ATTENUATION PANELING IN CONFERENCE ROOMS



SWAP OUT SOME DESKS FOR:  
TONS OF SOFT SEATING +  
56 DESKS +  
10 ROOMS

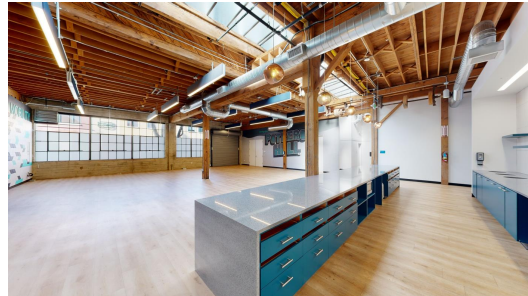
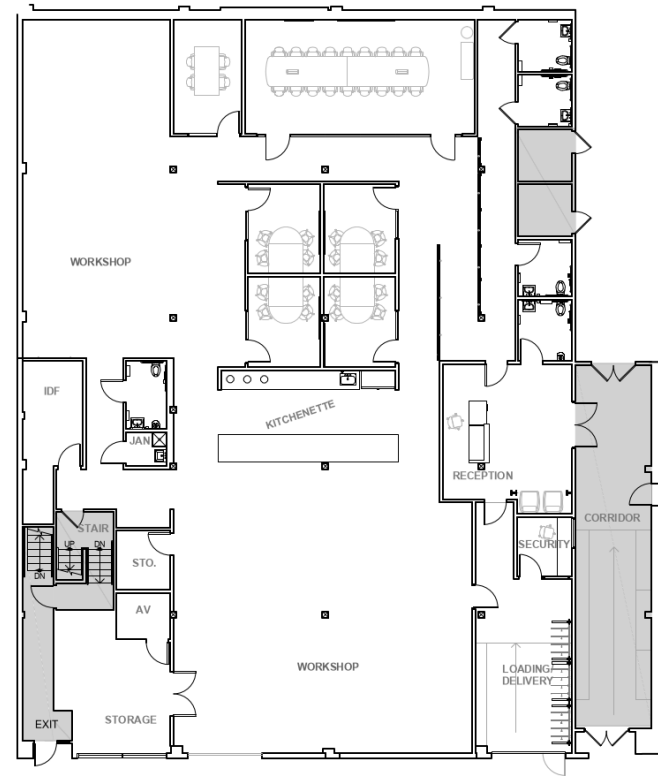


AS BUILT:  
MINIMAL SOFT SEATING +  
100 DESKS +  
10 ROOMS



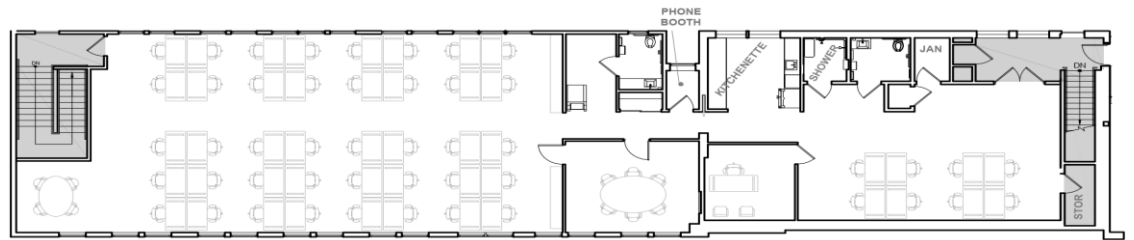
## 255 POTRERO GROUND FLOOR

- CURRENTLY BUILT WITH 5 CONFERENCE ROOMS, BOARDROOM, LARGE OPEN AREAS
- ZONED PDR
- INCLUDES DRIVE-IN LOADING BAY, SECOND LOADING DOCK, AND PLENTY OF STORAGE
- TWO 60-FOOT SKYLIGHTS AND LARGE INDUSTRIAL WINDOWS ALONG POTRERO
- SOUND ATTENUATION PANELING IN CONFERENCE ROOMS.
- 15' CEILINGS



## 255/269 POTRERO MEZZANINE:

- CURRENTLY BUILT WITH 2 CONFERENCE ROOMS, PHONE BOOTH, 2 OPEN AREAS WITH 48 DESKS
- ZONED OFFICE
- INCLUDES SHOWERS AND DIRECT ACCESS TO POTENTIAL ROOF DECK
- ABUNDANCE OF WINDOWS ON BOTH SIDES
- SOUND ATTENUATION PANELING IN CONFERENCE ROOMS.
- PRIVATE ENTRANCE OFF POTRERO AND ACCESS TO UTAH STREET THROUGH PROPERTY GARAGE
- NO ELEVATOR







# TRANSIT & AMENITIES

I-80 IS LOCATED 5 BLOCKS AWAY AT BRYANT & 8TH ST.

US 101 IS LOCATED 3 BLOCKS AWAY AT BRYANT ST. & 10TH ST.

## RESTAURANTS

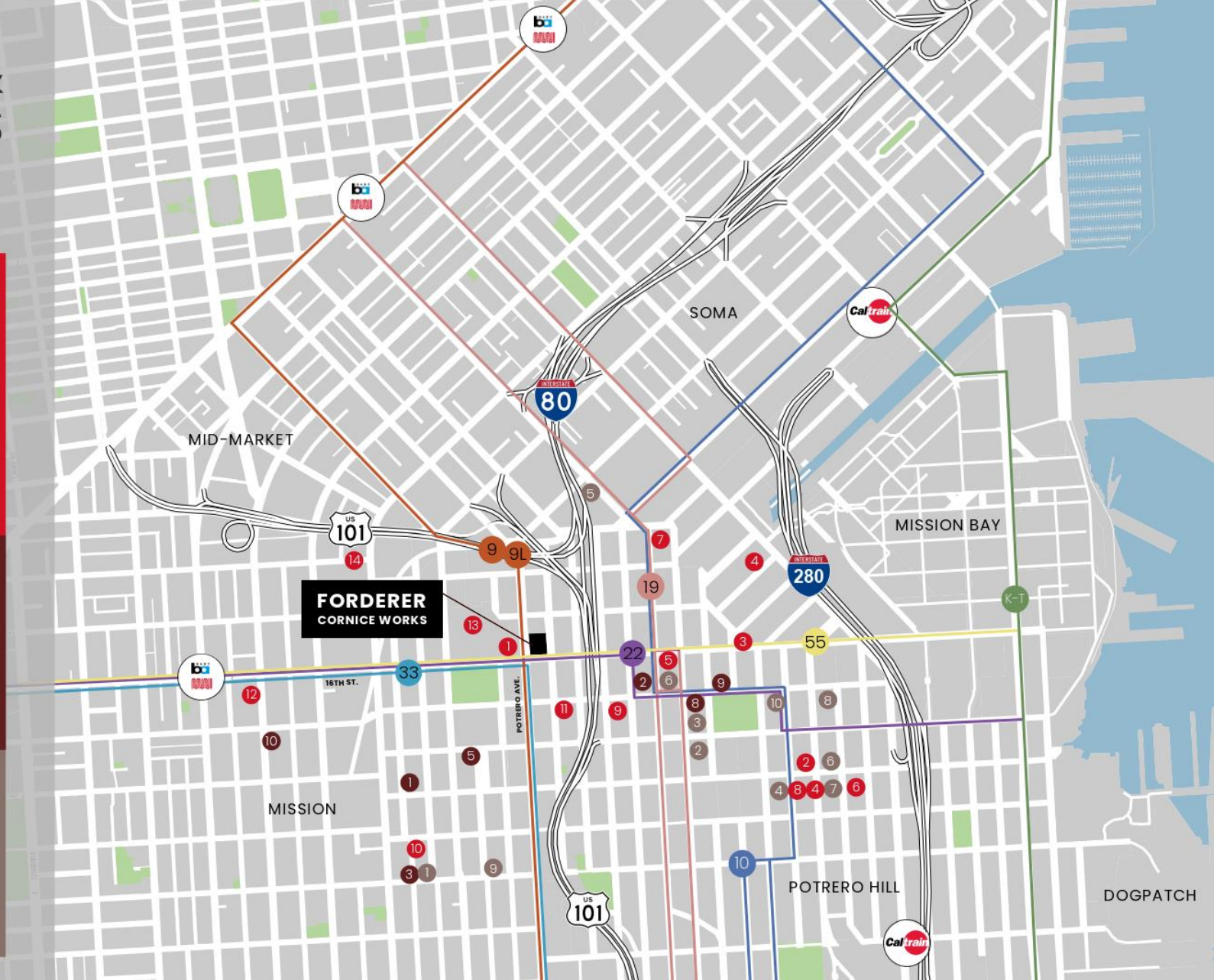
- 1 SMASHBURGER
- 2 CRACKED AND BATTERED
- 3 WOLFE'S LUNCH
- 4 CHEZ MAMAN EAST
- 5 TARRAKU RAMEN
- 6 PLOW
- 7 DUMPLING TIME
- 8 MOCHICA
- 9 LIVE SUSHI BAR
- 10 FARMHOUSE KITCHEN THAI
- 11 TWO SON'S SANDWICHES
- 12 LIMON PERUVIAN CUISINE
- 13 JAMBA JUICE
- 14 PINK ONION

## LIBATIONS

- 1 TRICK DOG
- 2 ANCHOR BREWING COMPANY
- 3 ANCHOR PUBLIC TAPS
- 4 THE SEVEN STILL'S BREWERY
- 5 HARDWOOD BAR + SMOKERY
- 6 BLOOMS SALOON
- 7 THE BEEHIVE
- 8 BOTTOM OF THE HILL
- 9 LAST RESORT
- 10 CONNECTICUT YANKEE

## COFFEE

- 1 TARTINE MANUFACTORY
- 2 STARBUCKS
- 3 SIGHTGLASS COFFEE
- 4 CHAT'S ROASTING COMPANY
- 5 STARBUCKS
- 6 BUNN MIKE
- 7 FARLEY'S
- 8 PHILZ COFFEE
- 9 LA LUCHA COFFEE BAR
- 10 ROBIN'S CAFE



Forderer Cornice Works was founded in San Francisco by a German immigrant, Joseph F. Forderer. By 1888 he employed 100 men and built a reputation for delivering high quality metal products and construction related services to the San Francisco Bay Area.

Several products Forderer became known for were skylights, metal fire doors, exterior windows frames, elevator cabs and decorative cornices.

One notable project was the metal coverings of City Hall's dome and lantern

